

INTERIOR

Walls and Ceilings

- Peeling or chipping paint.
- Signs of structural damage.
- Signs of water leakage or water damage.

Floors

- Surface conditions (decay, trip hazard)
- Decayed subflooring.

Doors

- Peeling or chipping paint.
- Operates properly.
- All hardware is intact.

Windows / Screens

- Peeling or chipping paint on window frames.
- Window operation and hardware.
- Damaged or missing screens or windows.

Stairs

- Handrails properly installed.
- Damage or decay to treads and risers.

Smoke Detectors

- Operates properly.
- Properly located and in each bedroom.

ELECTRICAL

Panel Box

- All circuits are properly sized.
- No openings in the panel box.
- Condition of the service entrance cable.
- Condition of panel box(es).

Wiring

- Correct wiring installation.
- All connections are proper.
- Any sign of deterioration.

Switches / Outlets

- Missing covers.
- Operates properly.
- Properly grounded.
- Check polarity.
- Check G.F.C.I.(s).

INSPECTIONS

- The inspection performed is a visual inspection of the premises.
- A typical inspection will take approximately 30 minutes.
- The inspector will be happy to answer your questions during the inspection.
- All inspections are performed to the standards of the International Property Maintenance Code.
- You are welcome to accompany the inspector on the inspection.

PLUMBING

Sinks

- Cracked or damaged basin.
- Signs of leakage.

Tubs / Showers

- Cracked or damaged.
- Signs of leakage.

Vent Stack

- Condition of vent stack and properly vented.
- Signs of leakage.

Water Lines

- Installation of water lines.
- Signs of leakage or damage.
- Main shutoff present and operating properly.

Drains

- Approved type of drain.
- Signs of leakage.
- Operates properly.

Water Heater / Furnace

- Proper flue connections.
- Proper flue installations.
- Electrical connections.

Miscellaneous

- Health / Sanitation.
- Address numbering.

EXTERIOR

- Painting
- Accessory Structures
- Driveways / Sidewalks
- Fences
- Roof Coverings

Please call 636-949-3227 to schedule a rental unit inspection.

INSPECTION FEES AND INFORMATION

- The fee for the certificate is \$50 for each dwelling unit inspected. If two dwelling units in the same locality are inspected at the same time, the fee is \$45 per unit. If three or more dwelling units in the same locality are inspected at the same time, the fee is \$40 per unit.
- A temporary certificate may be issued while repairs are being made, unless a violation renders the premises unfit for human habitation.
- The inspection will determine compliance with basic health and safety requirements pertaining to rodent and insect infestation, electrical wiring, plumbing facilities and fixtures, structural integrity, hazardous materials, fire safety, broken windows, and federal laws or regulations governing lead-based paint.
- Neither the inspection or the inspection report constitutes a guarantee or warranty expressed or implied regarding the present or future condition of the premises.

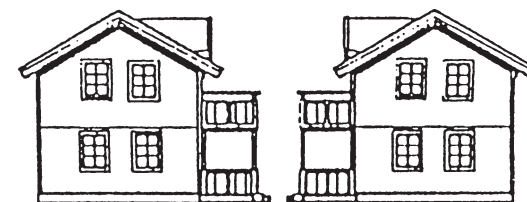


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CITIZEN
INFORMATION
SERIES

RENTAL UNIT INSPECTION PROGRAM



DEPARTMENT OF
COMMUNITY DEVELOPMENT